

Downtown Columbia Plan  
 "Downtown Revitalization Phasing Progression"

**CURRENT CHART**

DOWNTOWN REVITALIZATION PHASING PROGRESSION													
PHASE I				PHASE II CUMMULATIVE				PHASE III COMPLETION				TOTAL	
Use Type	Min		Max		Use Type	Min		Max		Use Type	Up To		
	Units	SF	Units	SF		Units	SF	Units	SF		Units	SF	
Retail		300,000		676,446	Retail		429,270		1,100,000	Retail		820,730	1,250,000
Office/Conf*		1,000,000		1,531,991	Office/Conf*		1,868,956		2,756,375	Office/Conf*		2,431,044	4,300,000
Hotel Rms**	100		640		Hotel Rms**	200***		540***		Hotel Rms**	440		640
Residential**	656		2,296		Residential**	1,442		4,700		Residential**	4,058		5,500

\*Office/conference includes hoel conference/banquet space greater than 20 sq ft per hotel room.

\*\* For zoning and phasing purposes, hotel rooms and residential development are tracked by unit. Actual square footage of hotel and residential development will be calculated for CEPPA compliance

\*\*\* The minimum number of hotel rooms required in Phase II is 100 unless more than 540 rooms were constructed in Phase I; the maximum number of hotel rooms for Phase II will be the difference between 640 and the number of rooms constructed in Phase I.

**PROPOSED CHART UNDER AFFORDABLE HOUSING JOINT RECOMMENDATIONS PROPOSAL**

DOWNTOWN REVITALIZATION PHASING PROGRESSION													
PHASE I				PHASE II CUMMULATIVE				PHASE III COMPLETION				TOTAL	
Use Type	Min		Max		Use Type	Min		Max		Use Type	Up To		
	Units	SF	Units	SF		Units	SF	Units	SF		Units	SF	
Retail		300,000		676,446	Retail		429,270		1,100,000	Retail		820,730	1,250,000
Office/Conf*		1,000,000		1,531,991	Office/Conf*		1,868,956		2,756,375	Office/Conf*		2,431,044	4,300,000
Hotel Rms**	100		640		Hotel Rms**	200***		540***		Hotel Rms**	440		640
Residential**	806		2,821		Residential**	1,767		5,763		Residential**	4,983		6,750

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